

705 NW 8TH AVE

Fort Lauderdale, FL 33311



An Industrial Investment Opportunity

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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PROPERTY INFORMATION

■ Property Summary

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Property Summary



PROPERTY DESCRIPTION

705 NW 8th Ave is a multi-tenant industrial property, that is both income producing and offers upside potential. The property has had a new roof installed recently, substantially reducing the capex requirements for future ownership. For additional financial information, see rent roll contained herein.

PROPERTY HIGHLIGHTS

- 9500 SF Multi-Tenant Industrial Property
- 5 units total
- 74% occupancy
- 12 foot clear

OFFERING SUMMARY

Sale Price:	\$2,375,000
Number of Units:	5
Lot Size:	13,500 SF
Building Size:	9,500 SF
NOI:	\$81,000.00
Cap Rate:	3.41%
Proforma Cap Rate	6.57%

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LOCATION INFORMATION

■ Retailer Map

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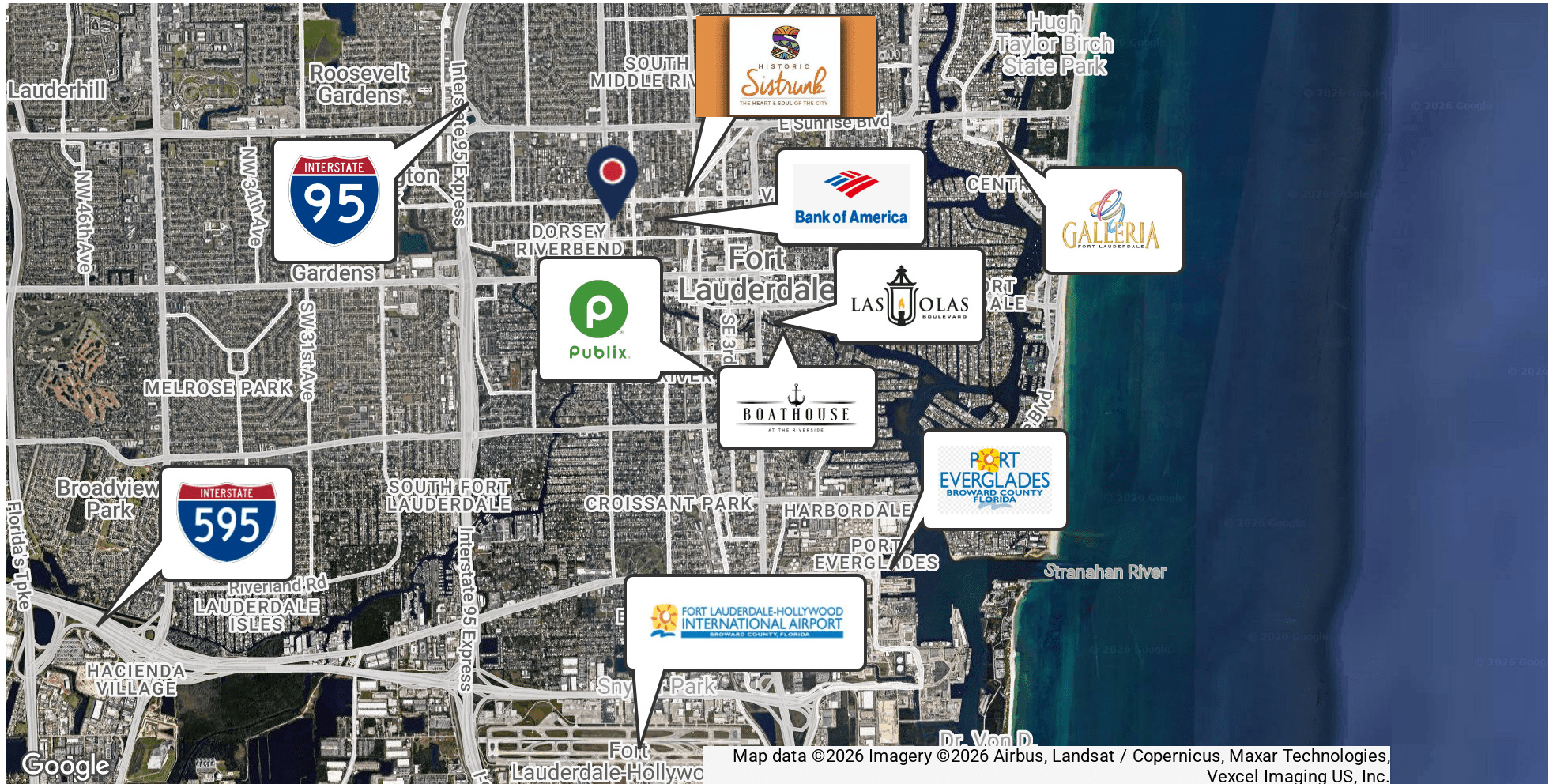
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Retailer Map



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



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FINANCIAL ANALYSIS

- Rent Roll
- Financial Summary

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Rent Roll

SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT
Bay 1	4,500 SF	47.37%	\$20.80	\$101,250	\$22.50	\$93,600
Bay 2	1,250 SF	13.16%	\$17.76	\$30,000	\$24.00	\$22,200
Bay 3	1,250 SF	13.16%	\$17.76	\$30,000	\$24.00	\$22,200
Bay 4	1,250 SF	13.16%	-	\$30,000	\$24.00	-
Bay 5	1,250 SF	13.16%	-	\$30,000	\$24.00	-
TOTALS	9,500 SF	100.01%	\$56.32	\$221,250	\$118.50	\$138,000
AVERAGES	1,900 SF	20.00%	\$18.77	\$44,250	\$23.70	\$46,000



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Financial Summary

INVESTMENT OVERVIEW

Price	\$2,375,000
Price per SF	\$250
Occupancy	74%
CAP Rate	3.41%
NOI	\$81,000
Proforma NOI	\$156,037
Proforma Cap Rate	6.57%

OPERATING DATA

Gross Scheduled Income	\$138,000
Operating Expenses	\$57,000
Net Operating Income	\$81,000



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SALE COMPARABLES

■ [Comps_report.pdf](#)

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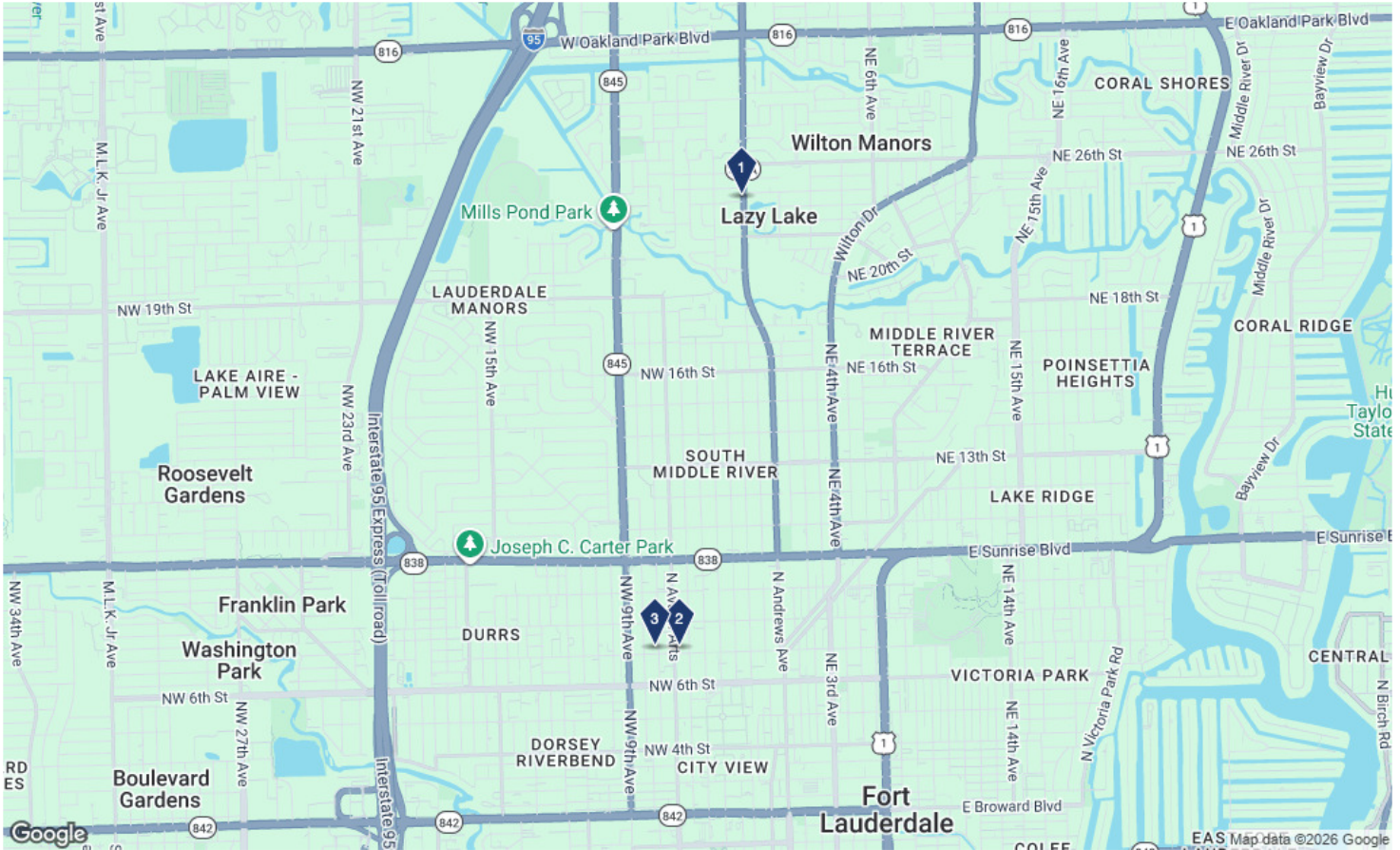
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Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	2303 N Andrews Ave	Wilton Manors	Warehouse ★☆☆☆☆	4,500 SF	Sold: \$1,125,000 (\$250.00/SF)
2	700 NW 7th Ave	Fort Lauderdale	Light Manufactur- ing ★★★★★	4,548 SF	Sold: \$1,485,000 (\$326.52/SF)
3	701a NW 7th Ter	Fort Lauderdale	Warehouse ★☆☆☆☆	6,855 SF	Sold: \$2,050,000 (\$299.05/SF)

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Flex					
Sale Price	\$1,485,000	\$1,485,000	\$1,485,000	\$1,485,000	1
RBA	4,548 SF	4,548 SF	4,548 SF	4,548 SF	1
Price per SF	\$326.52	\$326.52	\$326.52	\$326.52	1
Actual Cap Rate	-	-	-	-	-
Days on Market	-	-	-	-	-
Sale Price to Asking Price Ratio	-	-	-	-	-
Industrial					
Sale Price	\$1,125,000	\$1,587,500	\$1,587,500	\$2,050,000	2
RBA	4,500 SF	5,678 SF	5,678 SF	6,855 SF	2
Price per SF	\$250.00	\$279.61	\$274.53	\$299.05	2
Actual Cap Rate	-	-	-	-	-
Days on Market	223	332	332	440	2
Sale Price to Asking Price Ratio	86.87%	94.69%	94.69%	102.50%	2
Totals					
Sold Transactions	Total Sales Volume:		\$4,660,000	Total Sales Transactions:	
				3	
Survey Criteria					
basic criteria: Type of Property - Industrial, Flex ; Price/SF - from \$250.00 SF/Yr ; Sale Date - from 7/22/2025 ; Sale Status - Sold ; Return and Search on Portfolio Sales as Individual Properties - Yes ; Exclude Non-Arms Length Comps - Yes					
geography criteria: Geography - User Defined Search					
additional criteria: - * This result set has been amended with criteria to add and/or remove records.					





2303 N Andrews Ave

Wilton Manors, FL 33311 (Broward County) - Central Broward Submarket



Warehouse

Sold	5/14/2026	Land Area	0.14 AC/6,285 SF
Sale Price	\$1,125,000 (\$250.00/SF)	Sale Comp Status	Research Complete
RBA	4,500 SF	Sale Comp ID	7641680
Price Status	Confirmed	Parcel Numbers	49-42-27-24-0090
Built	1980		



Type	Name	Location	Phone
Recorded Buyer	2303 N Andrews Holdings LLC	Wilton Manors, FL 33311	-
True Buyer	KeyZoo Locksmiths	Fort Lauderdale, FL 33304	(954) 314-0761
Recorded Seller	Jawfish LLC	Fort Lauderdale, FL 33308	(954) 537-0644
True Seller	Reef Photo & Video	Fort Lauderdale, FL 33308	(954) 537-0644



700 NW 7th Ave

Fort Lauderdale, FL 33311 (Broward County) - Central Broward Submarket



Light Manufacturing

Sold	4/10/2026	Land Area	0.39 AC/17,077 SF
Sale Price	\$1,485,000 (\$326.52/SF)	Pro Forma Cap Rate	6.25%
RBA	4,548 SF	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7603686
Built	1952	Parcel Numbers	49-42-34-06-9320 +1



Type	Name	Location	Phone
Recorded Buyer	700 NW 7th Ave-2026, LLC	Hollywood, FL 33021	-
True Buyer	Joseph Levy	Hollywood, FL 33020	(954) 914-1948
Recorded Seller	Modern Contractors Inc	Fort Lauderdale, FL 33311	-
True Seller	RONALD C SWANSON	Delray Beach, FL 33445	(561) 499-0747



701a NW 7th Ter

Fort Lauderdale, FL 33311 (Broward County) - Central Broward Submarket



Warehouse

Sold	12/16/2025	Land Area	0.23 AC/10,019 SF
Sale Price	\$2,050,000 (\$299.05/SF)	Sale Comp Status	Research Complete
RBA	6,855 SF	Sale Comp ID	7464196
Price Status	Confirmed	Parcel Numbers	49-42-34-06-8660
Built	1971		



Type	Name	Location	Phone
Recorded Buyer	Noah's Wholesale Llc	Hialeah, FL 33014	(305) 626-8444
True Buyer	Noah Wholesale Distributors	Hialeah, FL 33014	(305) 626-8444
Recorded Seller	700-701 Nw 7th Ter Llc	Fort Lauderdale, FL 33312	-
True Seller	Hertz Realty	Fort Lauderdale, FL 33312	(954) 693-6319